



## Frittliggende villa til salgs i Elviria, Marbella

**2 999 000 €**

Referanse: R5300434 Soverom: 4 Bad: 4 Plottstørrelse: 1 058m<sup>2</sup> Bebygget areal: 342m<sup>2</sup> Terrasse: 245m<sup>2</sup>





## Costa del Sol, Elviria

Contemporary Villa with Sea Views

Cumbres de Elviria · Marbella East

There are homes that simply serve a purpose... and others that elevate the way you live.

This villa has been conceived precisely for that: to offer space, privacy and a complete residential lifestyle in one of the most sought-after enclaves of Marbella East.

Set on a private plot of 1,060 sqm, the property blends contemporary architecture, generous interior volumes and seamless connection with nature and the Mediterranean Sea.

### Construction & Level of Finish

The villa has been fully custom-built, designed to detail and executed to the highest standards by demanding owners.

This translates into:

Above-standard materials.

Upgraded construction solutions.

High-end equipment and finishes.

Bespoke architectural details.

As a result, it stands as one of the most feature-rich villas in its area.

### Layout & Architecture

The property is distributed over multiple levels connected by a private interior lift, running from the basement to the rooftop solarium.

Features include:

4 spacious bedrooms.

En-suite bathrooms.

2 additional guest toilets.

### Social Living Area

The heart of the home is designed as an open-plan living environment comprising:

Main living room.



Integrated dining area.

A wide, bright and highly functional social space enhanced by large panoramic windows with direct access to the garden and swimming pool.

#### Private Wellness & Entertainment Area

One of the property's most exclusive highlights is its private leisure level, designed as a residential resort experience:

Private cinema room with panoramic screen.

Surround audiovisual system.

Star-ceiling lighting effect, recreating a night-sky cinematic atmosphere.

Additionally, the villa offers:

Fully equipped gym.

Dance / fitness / wellness studio, adaptable for yoga, pilates or personal training.

#### Outdoor Lifestyle

Designed for year-round enjoyment:

Private swimming pool.

Garden.

Pergolas.

Covered terraces.

Chill-out and outdoor dining areas.

#### Views & Surroundings

Open sea views.

Natural green surroundings.

Low-density residential environment.

Maximum privacy.



Golf & Strategic Location

Close to renowned golf courses such as:

Santa María Golf.

Greenlife Golf.

Cabopino Golf.

Santa Clara Golf Marbella.

And strategically located:

Minutes from Elviria beaches.

Short drive to Marbella centre.

Easy access to Málaga Airport.

Near shopping areas and international services.



## Egenskaper:

Funksjoner	Orientering	Klimakontroll
Dekket terrasse	Sørvest	Klimaanlegg
Løfte		Kald a/c
Nær transport		Sentraloppvarming
Privat terrasse		U/f oppvarming
Lagerrom		U/f/h bad
Ensuite bad		
Dobbeltvindu		
Monterte garderober		
Solarium		
Wifi		
Treningsstudio		
Spillrom		
Verktøyrom		
Jacuzzi		
Grill		
Domotikere		
Restaurant på stedet		
Nær moskeen		
Kjeller		
<b>Utsikt</b>	<b>Innstilling</b>	<b>Betingelse</b>
Sjø	Nær sjøen	Glimrende
Land		
Hage		
Basseng	<b>Møbler</b>	<b>Kjøkken</b>
Skog	Del møblert	Fullt montert
<b>Basseng</b>	<b>Sikkerhet</b>	<b>Parkering</b>
Privat	24 timers sikkerhet	Underjordisk
<b>Hage</b>	Alarmsystem	Garasje
Privat	Elektriske persienner	
	Inngangstelefon	
	Sikker	
<b>Kategori</b>		
Luksus		